003.0	0005	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,200 / 969,200
					USE VALUE:	969,200 / 969,200
					ASSESSED:	969,200 / 969,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-41A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEQUEIRA ALFREDO & MARIA/TRS
Owner 2:	41 MAGNOLIA ST REALTY TRUST
Owner 3:	
Street 1:	97 DARTMOUTH ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	SEQUEIRA ALFREDO & MARIA -
Owner 2:	-
Street 1:	9 HERITAGE WAY
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2397 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	532,500	4,700	432,000	969,200
Total Card	0.092	532,500	4,700	432,000	969,200
Total Parcel	0.092	532,500	4,700	432,000	969,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.31 | /Parcel: 404.3

Legal Description

User Acct 3436

GIS Ref

GIS Ref

Insp Date 08/26/17

Entered Lot Size

Total Land:

Land Unit Type:

!342!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	532,600	4700	4,000.	432,000	969,300	969,300	Year End Roll	12/18/2019
2019	104	FV	399,800	4700	4,000.	459,000	863,500	863,500	Year End Roll	1/3/2019
2018	104	FV	399,800	4700	4,000.	334,800	739,300	739,300	Year End Roll	12/20/2017
2017	104	FV	352,900	4400	4,000.	291,600	648,900	648,900	Year End Roll	1/3/2017
2016	104	FV	352,900	4400	4,000.	248,400	605,700	605,700	Year End	1/4/2016
2015	104	FV	315,200	4400	4,000.	243,000	562,600	562,600	Year End Roll	12/11/2014
2014	104	FV	315,200	4400	4,000.	199,800	519,400	519,400	Year End Roll	12/16/2013
2013	104	FV	327,700	4400	4,000.	190,100	522,200	522,200		12/13/2012

PRINT

Date	Time
12/10/20	16:09:26

LAST REV

Date	Time
07/30/18	11:49:11

mmcmakin

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEQUEIRA ALFRED	1484-11		1/11/2016	Convenience	1	No	No		
SEQUEIRA ALFRED	1484-10		1/11/2016	Convenience	1	No	No		
SEQUEIRA ALFRED	1166-161		1/7/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2002	514	Porch	9,500	C				REBUILD FRONT PORC
4/22/1994	139	Manual	10,000					WINDOWS/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	Mail Update	MM	Mary M
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/29/2009	Meas/Inspect	294	PATRIOT
9/22/1999	Meas/Inspect	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	3436
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09871793
Const Adj.:	0.99186128
Adj $ / SQ:	185.262
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654183
Depreciation:	121678
Depreciated Total:	532505

COMMENTS

OF= 2 BMT SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

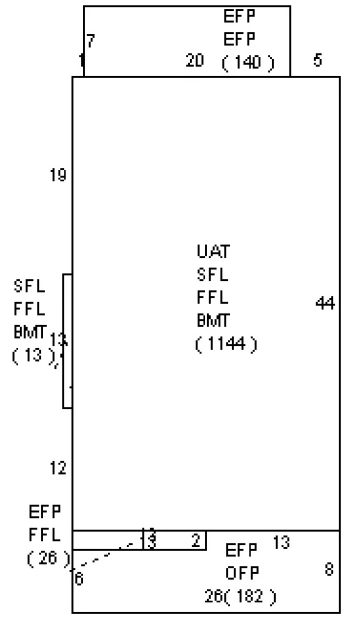
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.26
Special Features:	0	Val/Su Net:	119.58
Final Total:	532500	Val/Su SzAd	227.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,183	185.260	219,165
BMT	Basement	1,157	55.580	64,304
SFL	Second Floor	1,157	185.260	214,348
EFP	Enclos Porch	488	32.540	15,878
UAT	Upper Attic	286	85.220	24,373
OFP	Open Porch	182	25.360	4,615

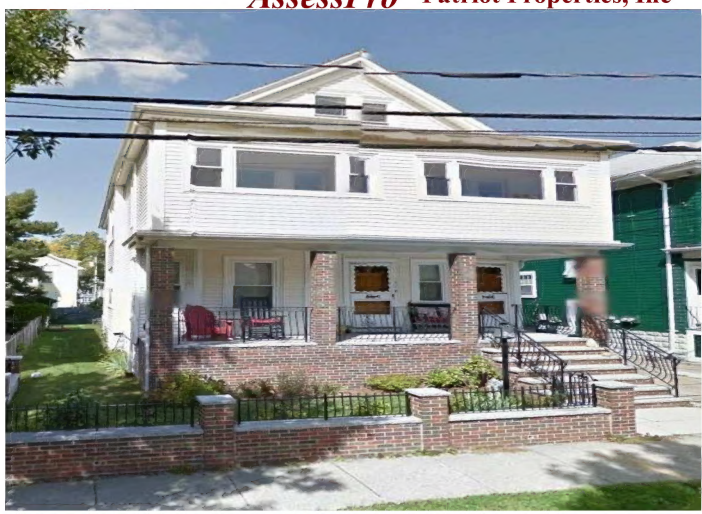
Net Sketched Area:	4,453			Total:	542,683
Size Ad	2340	Gross Are	5311	FinArea	2397

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1925	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700